



## For Sale, House, Gite, Barn and Lake - Abzac in the Charente



### Agent Info

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### Listing details

Property for:	Sale
Price:	USD 573,253.65

### Location

Country:	France
State/Region/Province:	Nouvelle-Aquitaine
City:	Abzac
ZIP code:	16500
Posted:	Jul 25, 2025

### Description:

For Sale, House, Gite, Barn and Lake - Abzac in the Charente

For Sale, House, Gite, Barn and Napoleonic Lake with stock pond; near Abzac in the Charente, Nouvelle Aquitaine. This is an excellent opportunity to buy two beautifully renovated traditional properties, with their own Napoleonic fishing lake; meaning that you can live in one house and use the gite to rent out to fishermen, or holiday makers who can then use the lake. The overall size of the land is approximately 69144m2

Set in a small hamlet, The main house, gite and barn sit in a U shape looking down towards the land where the Napoleonic Lake lies, with magnificent views over this beautiful area of France. The house is the first building you come to, and it looks to the gite on one side and the barn on the other; none of the buildings are that close that you are in each other's space. The lake is a short walk down the fields making this the ideal little business for someone.

A short drive away is the village of Availles-Limouzine; an exceptionally popular tourist destination on the banks of the Vienne River, which has various shops, bars, and restaurants. Your nearest large supermarkets are around 20 minutes' drive away in Confolens; which also has a train station.



The international airports at Limoges, Angouleme, and Poitiers for daily flights to several UK destinations are only 60 minutes, 80 minutes away respectively. Limoges and Poitiers have rail links; the latter providing cross platform TGV connections to Paris, Bordeaux and other French cities plus Brussels and London (via Lille).

The house is on 2 levels with 3 bedrooms, the gite is on one level with 3 bedrooms and the barn is around 800m<sup>2</sup>; ideal for turning into a function room, maybe someone could do weddings here? This is such a special piece of paradise that must be seen to be appreciated.

The owners are quite happy to discuss the future potential of the business with serious enquirers.

This Complex has been developed into a successful and enjoyable family business allowing an enviable income to lifestyle balance rarely found. Bookings mostly take care of themselves, and it is no longer necessary to advertise outside of the Website and social media platforms.

Sometimes things we think out of our reach are attainable.

## Main House - Owners Accommodation

A substantial stone house on 2 levels with gas central heating and solar PV panels for hot water. It is double glazed on ground floor.

Entrance Hall - 3.8 x 2.8m

Living Room - 5.8 x 5.8m with oak floor, exposed beams, fireplace with log burning fire and French windows opening onto private terrace

Kitchen/Dining Room - 5.8 x 5.8m with tiled floor, exposed beams, fully fitted kitchen area, large island unit, exposed beams, and French window to private back gardens/terrace.

WC - with wash-hand basin and storage cupboards

Private Garden - with large patio terrace and large secure garden laid to lawn.

## First Floor

All rooms have high vaulted ceilings, exposed beams and exposed stonework window surrounds.

Landing - 6 x 3.4m (includes stairwell) with office area and door to an outside balcony giving beautiful views over the land, buildings and towards the lakes.

Bedroom 1 - 6 x 4.1m with:

Walk in Wardrobe - 2.9 x 1.9m



En-suite Bathroom - 2.8 x 1.9m with W.C.

Bedroom 2 - 4.2 x 3m with:.

En-Suite Shower Room - 2.7 x 1.8m with W.C.

Bedroom 3 - 4.2 x 2.9m with:.

En-Suite Shower Room - 2.7 x 1.8m with W.C.

Gite - 3-Bedroom Stone Cottage

The cottage is all on one level, it is single glazed with gas central heating. It comes fully furnished.

The concept here was to give luxury accommodation which would suit a party of fishermen or a fisherman and his family.

Entrance Hall - 3.6 x 3m with feature original bread oven

Open Plan Lounge/Dining Room - 8.2 x 7.6m with fireplace, feature stone walls, double doors to the private patio and gardens, and doors to bedrooms and kitchen

Kitchen - 3.2 x 2.5m and fully equipped.

Bedroom 1 - 3.3 x 4.8m

En-Suite Bathroom with WC - 3.3 x 2.4m

Bedroom 2 - 3.8 x 3.5m

En-Suite Shower Room with WC - 2.3 x 1.7m

Bedroom 3 - 3.7 x 3.5m

En-Suite Shower Room with WC - 2.3 x 1.7m

Private Gardens - with Alfresco eating area, lawn, hot tub and above ground swimming pool.

A path to the side of the cottage leads down to the lake which can be traced back to Napoleonic times, it is in a private valley surrounded by un-spoilt meadows filled with wildflowers and bordered by mature trees. All the banks of the lake are flat, and the swims are wide and easily accessible. A truly beautiful and peaceful setting. This lake has previously been consistently fully booked up to 18 months in advance.

## Common



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Bedrooms:	6
Bathrooms:	6
Lot Size:	69144 sq m

## Room details

Indoor Features:	Fitted kitchen
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## Utility details

Heating:	Yes
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## Building details

Outdoor Amenities:	Pool
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## Rental details

Furnished:	Yes
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## Lease terms

Date Available:	
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## Contact information

IMLIX ID:	IX7.350.671
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